



February 5, 2021

TO: CADA Board of Directors

**SUBJECT: February 12, 2021 Board Meeting
AGENDA ITEM 5
DESIGN PRESENTATION ON THE 1322 O STREET AFFORDABLE HOUSING
PROJECT**

CONTACT: Renée Funston, Development Manager
Tom Kigar, Special Projects Director
Wendy S. Saunders, Executive Director

RECOMMENDED ACTION

Review and comment on the updated 1322 O Street Affordable Housing Project Design Presentation as attached to be presented by Terry Green, AIA, Principal of Williams + Paddon Architects.

BACKGROUND

Design

Concept

Staff identified a need for micro-units (efficiency apartments) and organized a field trip to the Bay Area to study successful micro-unit developments with the proposed project's development team. The trip provided inspiration to include the following features into the proposed design:

- Built-in items and storage solutions like vertical cabinets and secured bike rooms to free up precious space in the units.
- High ceilings and oversized windows to make the small units feel expansive.
- Common spaces like a spacious lobby and rooftop deck that provide residents an opportunity to spread out and gather for socializing.

At 267 square feet, the size of the proposed units allowed a large number of units within the building envelope and thereby maximized the number of affordable housing units. The building was designed to fit on its irregular-shaped and underutilized lot, with a focus on residents' needs and on contribution to quality urban development to the O Street corridor.

Unit Amenities

Unit amenities include 9'8" high ceilings with floor-to-ceiling windows to optimize natural daylight and a sense of openness. The windows are operable on both ends of each unit for natural ventilation, taking advantage of the Delta breeze. The windows also have blinds for solar control. Built-in furnishings include a Murphy bed that folds up against the wall and opens a sofa, a wardrobe and a two-person dining table. The kitchen area has an induction stovetop to save energy and reduce heat emissions in the summertime, as well as a microwave, refrigerator, and garbage disposal. Residents

during the first four years will also get free SacRT transit passes. (CADA partnered with Sacramento Regional Transit to offer the transit passes, which also helped CADA secure CA Department of Housing and Community Development (HCD) Transit Oriented Development (TOD) program funding.)

Site Amenities

In addition to housing an on-site manager, the ground floor has a lobby area with couches, mail room, laundry room, secure bicycle storage room, and bicycle fix-it station. There will also be bicycle racks, micromobility services (e.g., JUMP bikes or scooters), and a ZipCar space in front of the building on O Street. There is a full community kitchen with outdoor terrace on the 5th floor.

Sustainability

As a project under Governor Newsom's Executive Order N-06-19 for Affordable Housing Development (EO), the development team prioritized the pursuit of sustainable, innovative, and cost-effective construction methods, as prioritized under the EO. The project has a high-efficiency building envelope to help lower heat gain and heat loss resulting in reduced energy costs. The project will also participate in the SMUD Neighborhood SolarShares Program to draw electricity from a utility-scale solar array operated by SMUD. Carbon sequestered cross-laminated timber will be used for the horizontal components of the building. The landscaping is designed with low water usage plants. Together these measures will decrease the building's carbon footprint.

Community Space

In their review of the financial feasibility of the project for TOD funding, HCD determined the projected revenue for the proposed 1,300 square feet of café space on the ground floor facing O Street resulted in profits that were too high for the project to be eligible for HCD funding. As a result, staff directed W + P Architects to design the space for use by the residents of the building. Ideas for use include social services programs that will be a part of the development program and co-working space for residents.

The space will have a shaft extending from the ground floor to the roof that would allow for future installation of an exhaust vent. This has been included to allow the space to be converted to a café in the future, if allowed under the terms of the HCD loan and if financially and operationally feasible and desirable.

Unit Count and Affordability

The affordability levels based on a percentage of Area Median Income (AMI), unit mix, rents, and income levels are as follows:

Table 1 - Unit Mix and Rents

Unit	Number of Units	Gross Rent	Max Income Level
Studios @ 40% AMI	22	\$605	\$24,200
Studios @ 50% AMI	28	\$756	\$30,250
Studios @ 60% AMI	7	\$907	\$36,300
Manager's Unit	1	--	--
Total	58	--	--

Budget and Financing

Table 2 below shows the current development budget.

Table 2 - Development Budget

Cost Category	9/18/20	1/5/21
Hard Construction Costs	\$ 13,458,009	\$ 13,458,009
Architecture and Engineering	\$ 640,000	\$ 640,000
Construction Period Interest and Construction Financing Fees	\$ 587,250	\$ 587,250
Building Permits and Fees	\$ 420,000	\$ 406,910
Legal	\$ 150,000	\$ 150,000
Transit Passes and Operating Reserves	\$ 264,836	\$ 315,149
Developer Fee	\$ 2,136,491	\$ 2,136,794
Construction Contingency (% of hard costs)	\$ 582,940	\$ 582,940
Other Costs	\$ 170,314	\$ 185,000
Total Cost	\$18,409,840	\$18,462,052

Table 3 below shows the current financing sources.

Table 3 - Financing Sources

Financing Sources	9/18/20	1/5/21
State and Federal Tax Credit Equity Proceeds	\$ 4,692,833	\$ 4,692,833
Commercial Permanent Loan	\$ 0	\$ 1,205,127
Transit-Oriented Development (TOD) Funding	\$10,000,000	\$10,000,000
CADA Permanent Loan (See Financial Impact below)	\$ 3,100,000	\$ 2,564,092
Deferred Developer Fee	\$ 617,007	\$ 0
Total Financing Sources	\$18,409,840	\$18,462,052

Schedule

Staff submitted for building permit in mid-January 2021. The plans are undergoing expedited review by the City Building Department, and staff expect to have review, refinement, and approval of the plans completed in early May. Closing will take place by Mid-May and construction will start thereafter.

FINANCIAL IMPACT

As shown in **Table 3** above, CADA's contribution stands at \$2.5 million. (The Board had approved a \$4.5 million CADA contribution at the May 2020 meeting.) The amount of CADA's contribution may be reduced depending upon interpretation of new rules affecting tax credit projects that were adopted as a part of the last federal stimulus bill.

ENVIRONMENTAL CONSIDERATIONS

At the November 13, 2019 meeting, the Board found the Project to be exempt from CEQA based upon its consistency with the Central City Specific Plan and EIR and staff filed a Notice of Exemption.

POLICY

Developing 1322 O Street as a “micro-unit” affordable housing project; making use of a novel building method that has a lower carbon footprint; and building the Project in collaboration with the State of California under Governor Newsom’s Executive Order regarding the California housing crisis is consistent with CADA’s 2016-2021 Strategic Plan that calls for urban development leadership, development of complex infill projects and collaboration with CADA’s State and City partners.

Attachment 1:

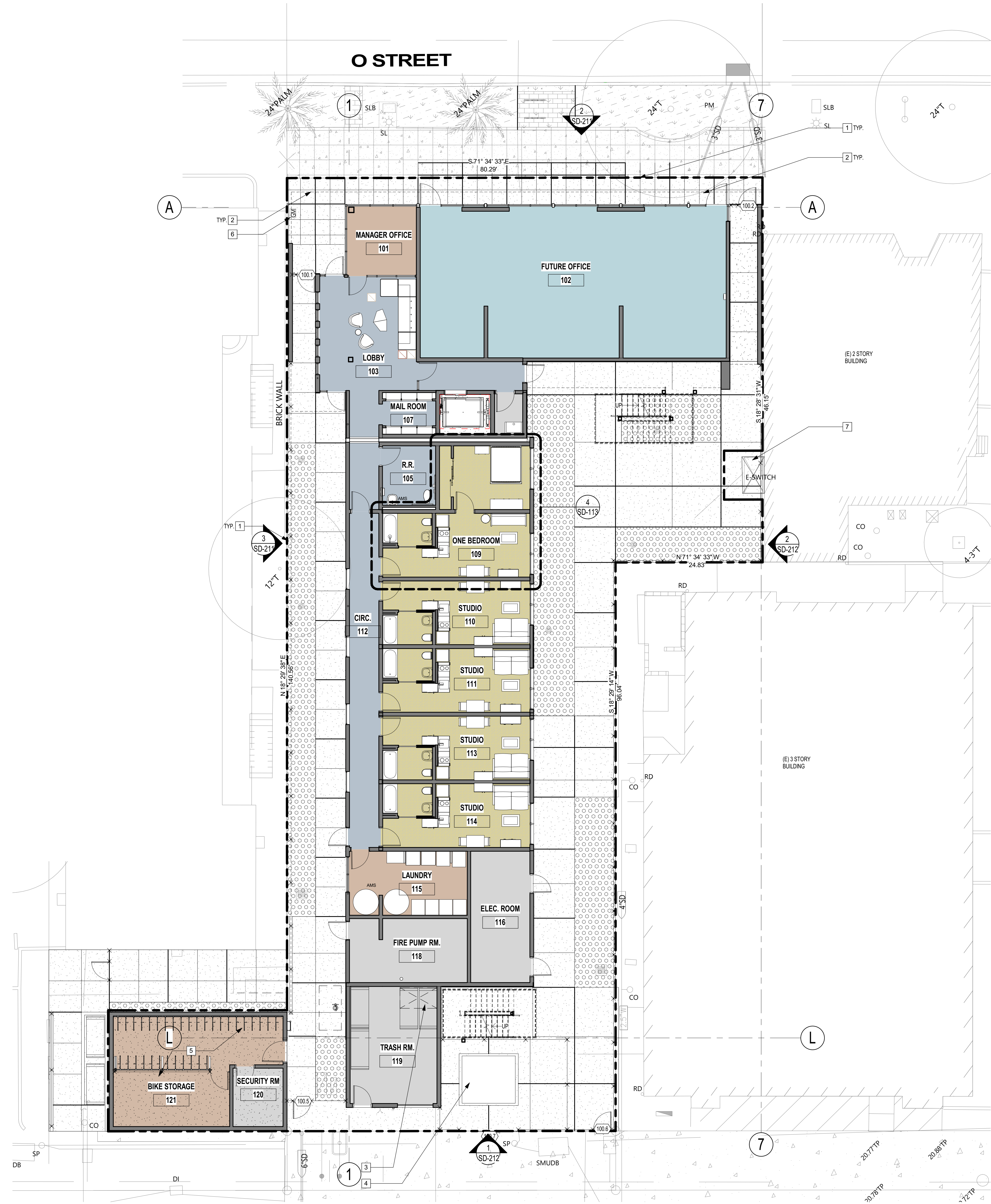
1322 O Street Affordable Housing Project Design Presentation

Attachment 1

SHEET NOTES SD-101

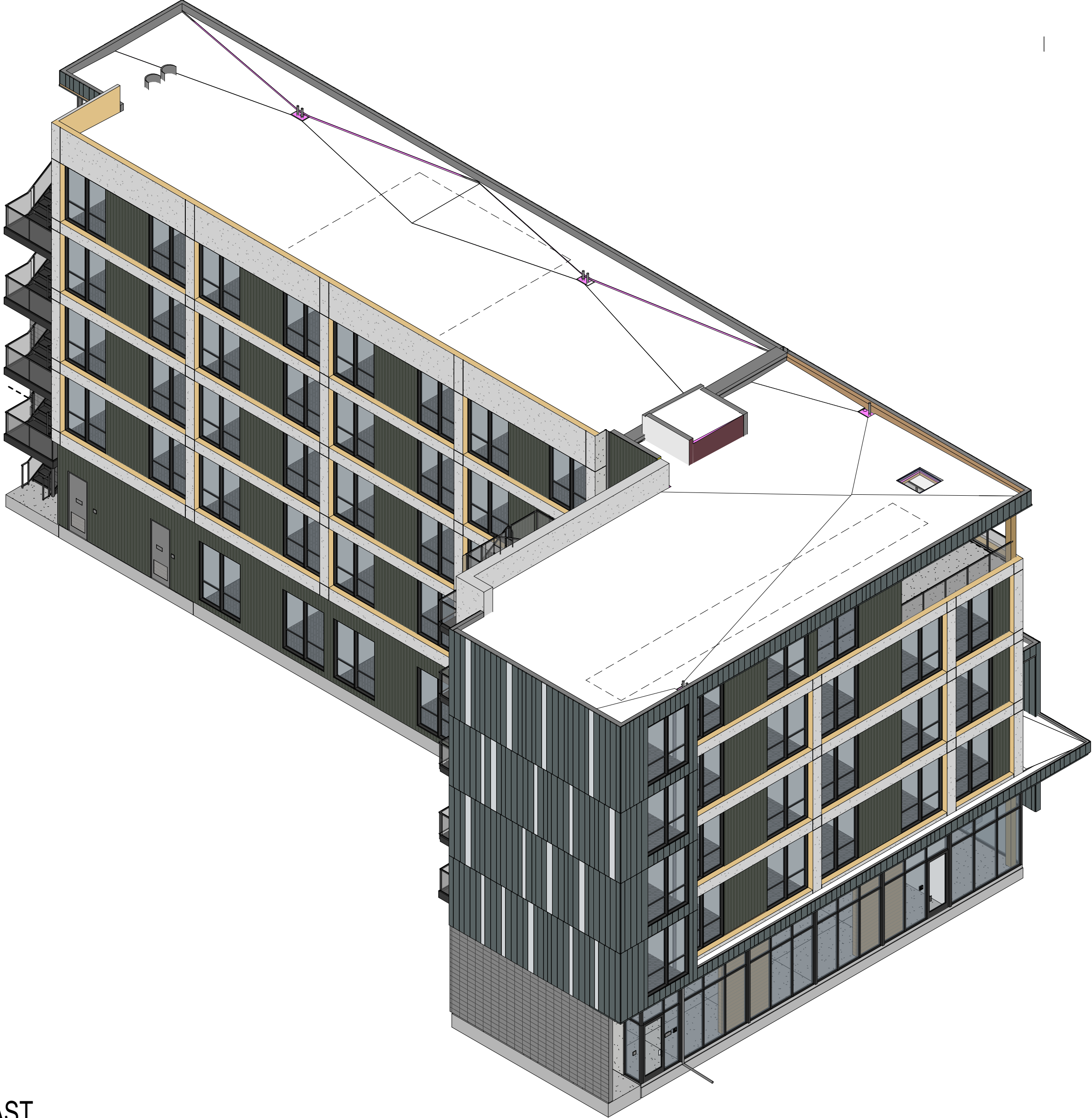
- 1 PROPERTY LINE
- 2 DASHED LINE REPRESENTS LINE OF FLOOR / WALK ABOVE
- 3 TRASH AND RECYCLE ROOM, SEPARATE TRASH CHUTES ABOVE
- 4 NEW TRANSFORMER
- 5 33 INSTALLED LONG TERM BICYCLE PARKING SPACES, TOTAL CAPACITY 58 SPACES
- 6 NEW GAS METER
- 7 (E) SWITCHGEAR TO REMAIN

SD-101
SITE PLAN / GROUND FLOOR PLAN

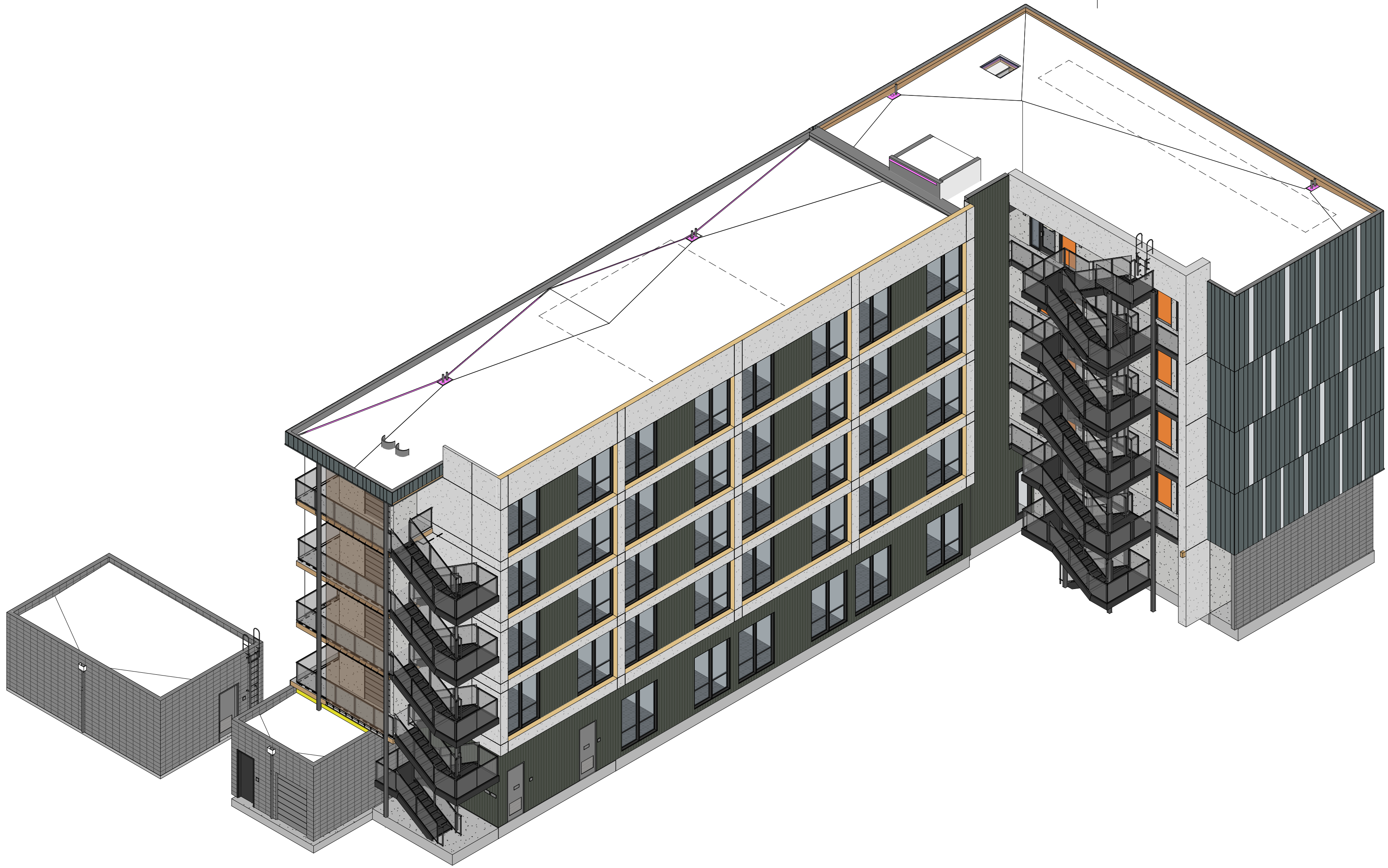


1 SITE PLAN / GROUND FLOOR PLAN
1/8" = 1'-0"

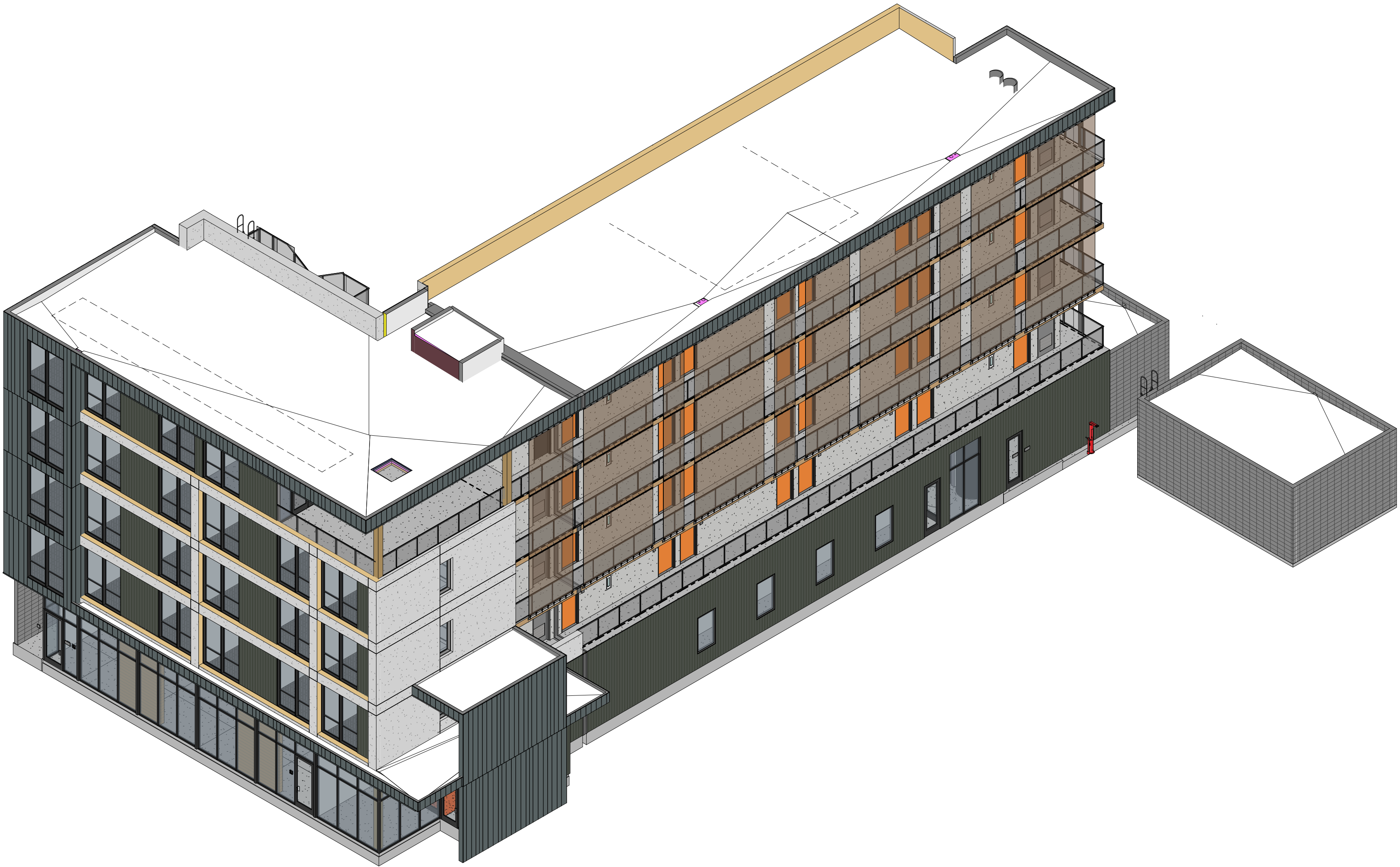
WILLIAMS + PADDON ARCHITECTS + PLANNERS, INC. HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF WILLIAMS + PADDON ARCHITECTS + PLANNERS, INC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT FROM WILLIAMS + PADDON ARCHITECTS + PLANNERS, INC. 2/20/21 2:45 PM A-213 AXONOMETRIC VIEWS C:\Users\jpad\Documents\1322 O St\A-213.dwg



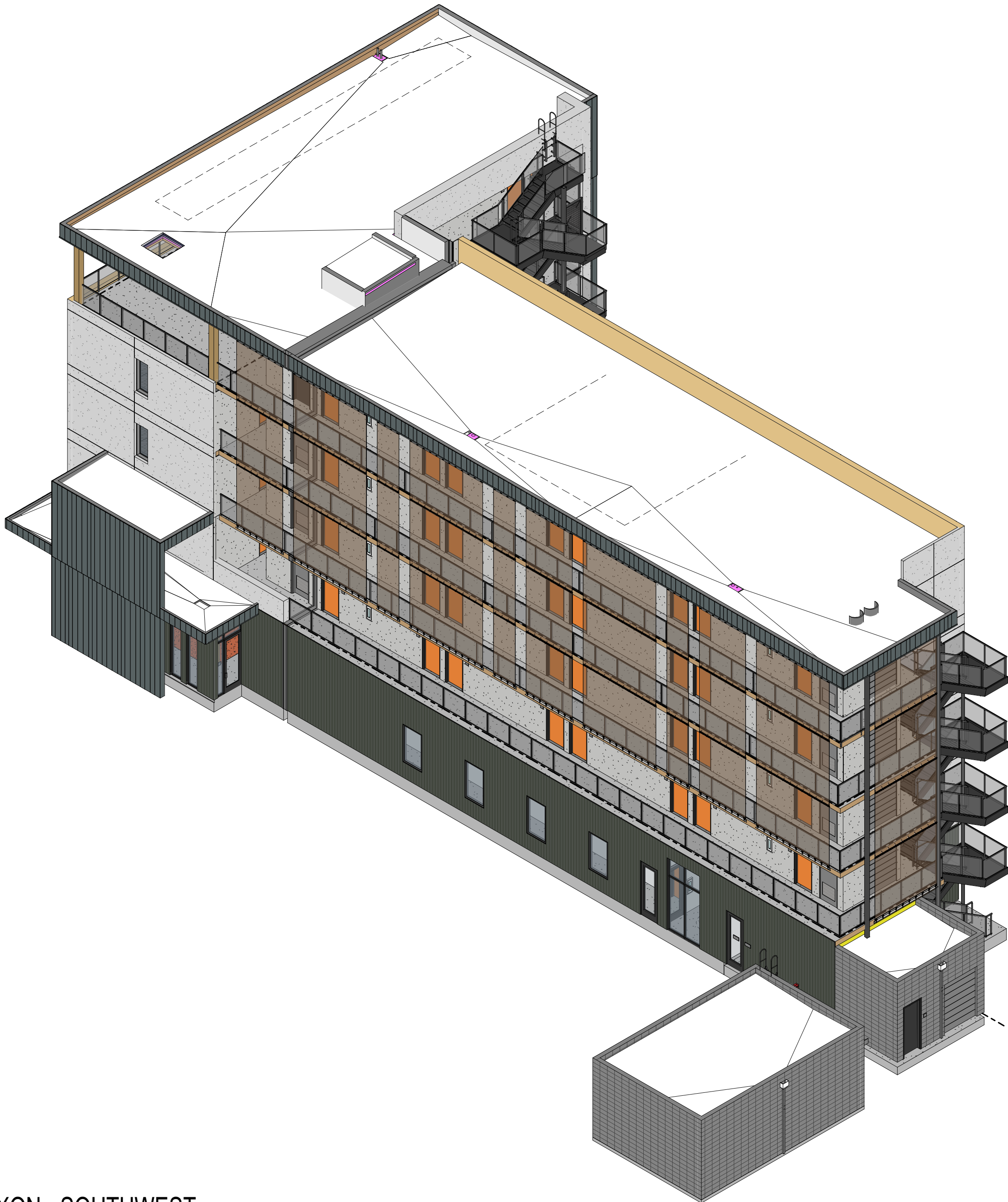
1 AXON - NORTHEAST



3 AXON - SOUTHEAST



2 AXON - NORTHWEST

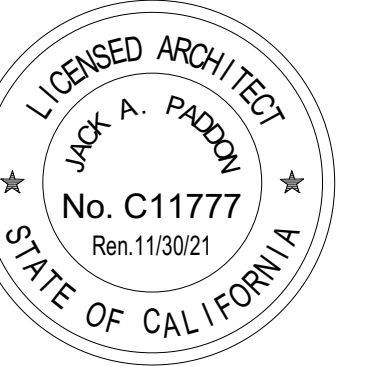


4 AXON - SOUTHWEST

williams + paddon

ARCHITECTS + PLANNERS

2237 Douglas Blvd., Ste. 160
Roseville, CA 95661
916.763.0170
wp-architects.com



COURTYARD
DEVELOPMENT

CAPITAL AREA
DEVELOPMENT
AUTHORITY

1322 O ST. -
SACRAMENTO, CA
REVISIONS

CONSTRUCTION
DOCUMENTS

JOB NO.	193400.00
DRAWN	DP
DATE	12.18.2020
SCALE	
FILENAME	
www.williamspluspaddon.com	

A-213
AXONOMETRIC VIEWS



2 FLOOR PLAN - LEVEL 3
1/8" = 1'-0"

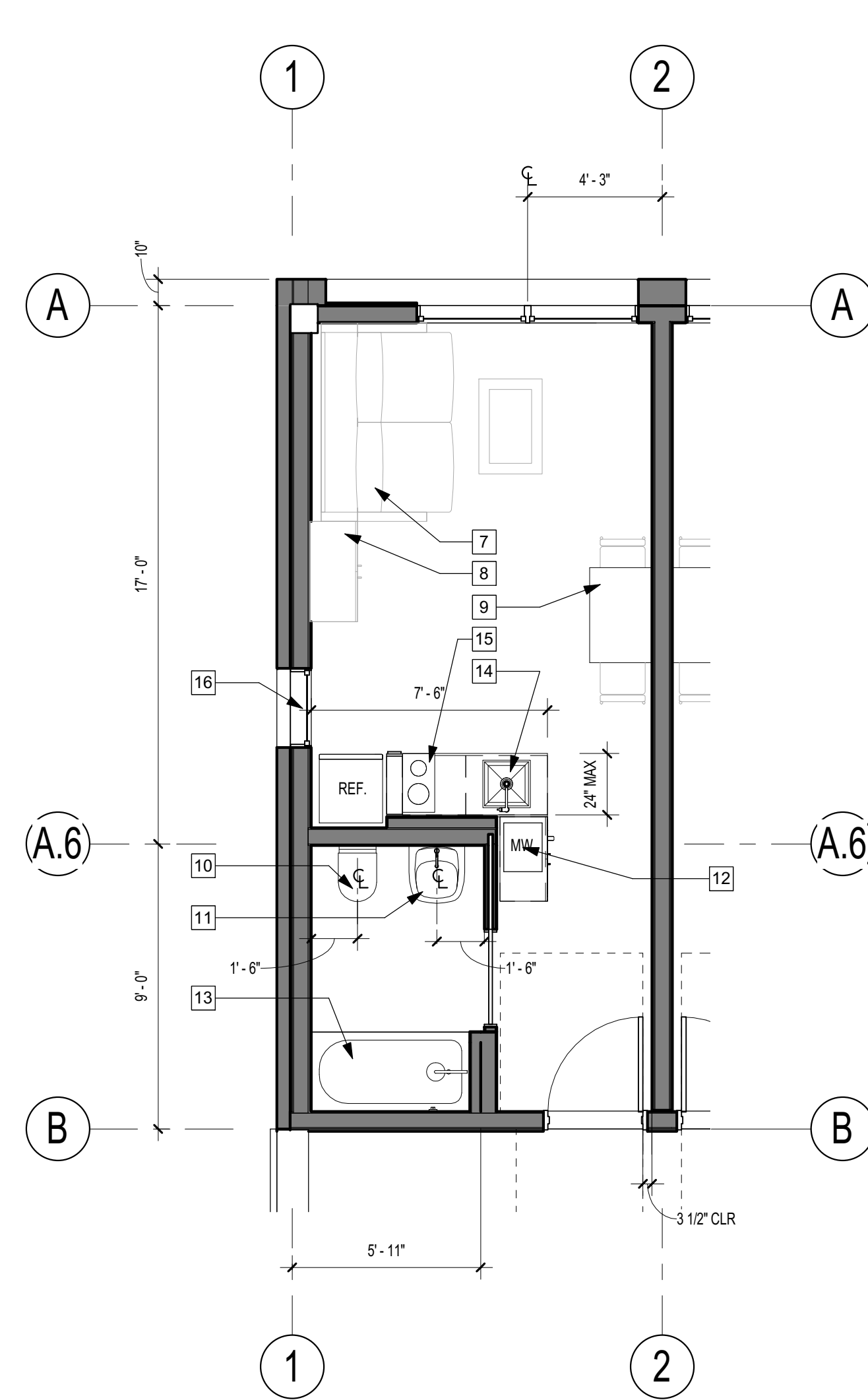


1 FLOOR PLAN - LEVEL 2
1/8" = 1'-0"

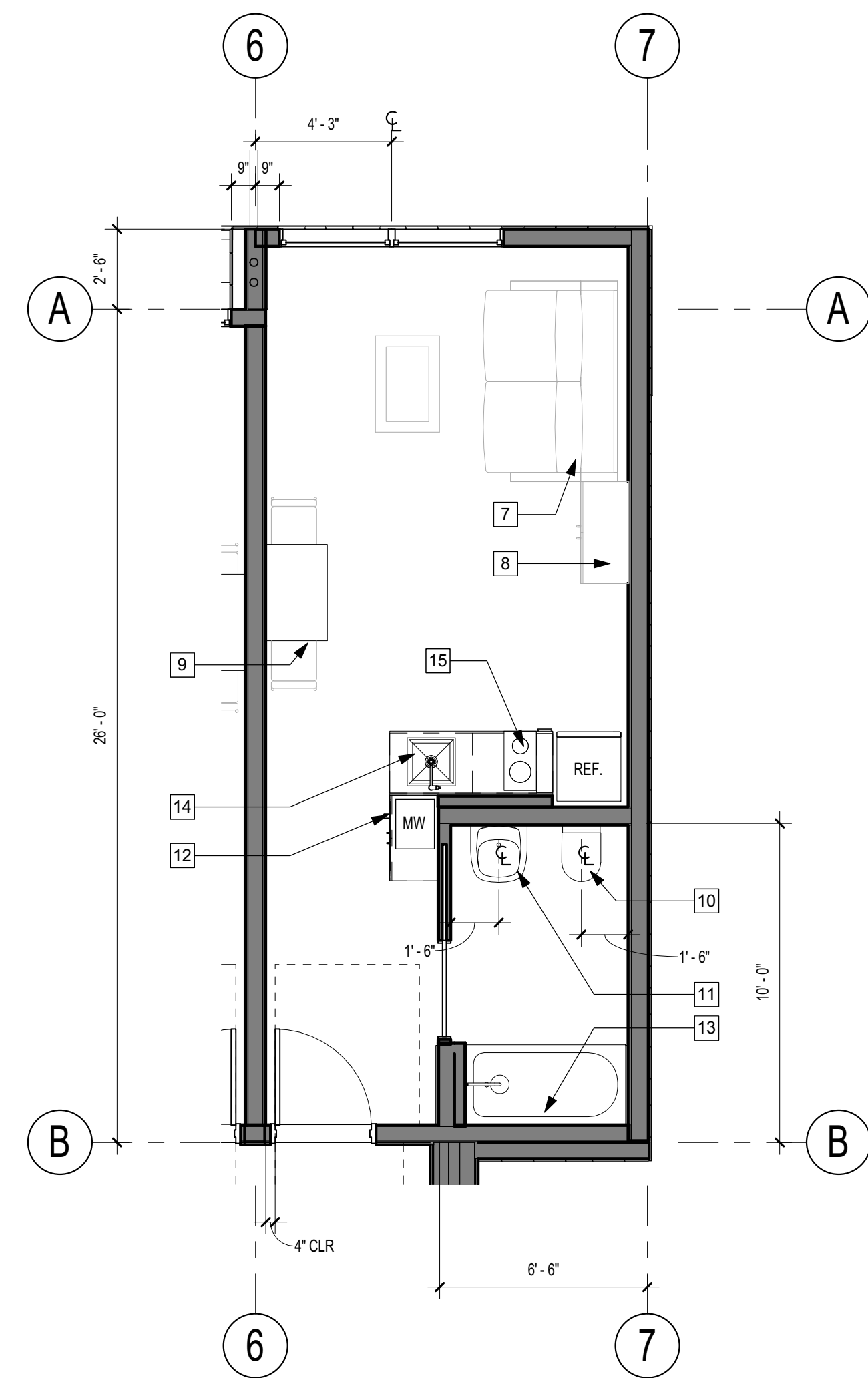


SHEET NOTES SD-113

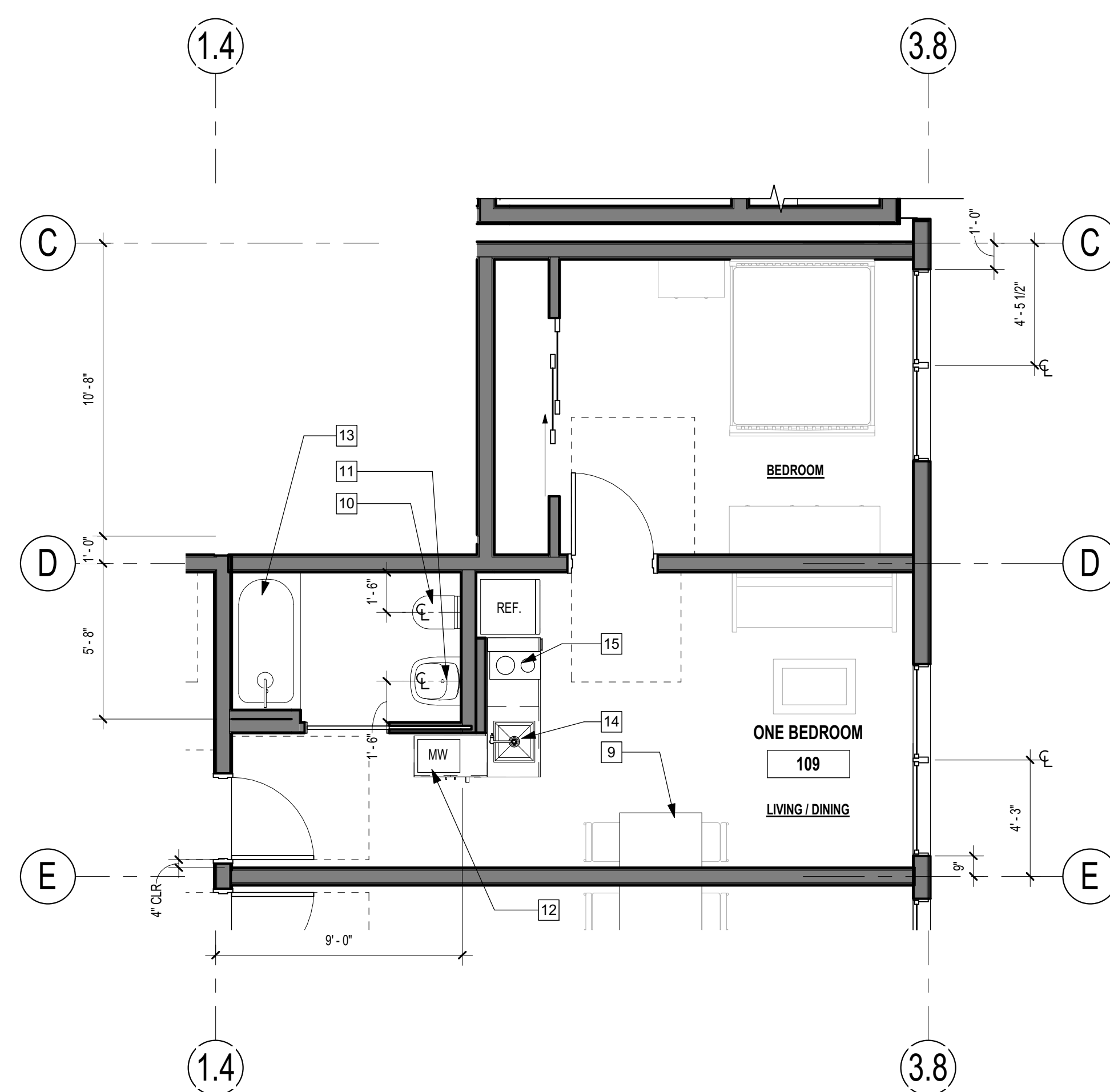
- 1 SHEET METAL COPING O/ELEVATOR
- 2 TPO ROOFING OVER SLOPED RIGID INSULATION OVER R-30 RIGID INSULATION OVER 5 PLY CLT ROOF DECK
- 3 MECHANICAL UNITS PER MECHANICAL PLANS
- 4 ROOF DRAIN AND OVERFLOW
- 5 TRASH CHUTE ROOF VENT
- 6 UP AND OVER ROOF ACCESS LADDER
- 7 MURPHY BED, FURNITURE, OFCI
- 8 WARDROBE CLOSET, FURNITURE, OFCI
- 9 KITCHEN WORK COUNTER
- 10 FLOOR MOUNTED TOILET
- 11 WALL MOUNTED SINK
- 12 MICROWAVE CABINET
- 13 TUB / SHOWER INSERT
- 14 24" SINK W/ DISPOSAL
- 15 TWO BURNER INDUCTION COOKTOP
- 16 WINDOW WHERE OCCURS ON PLAN



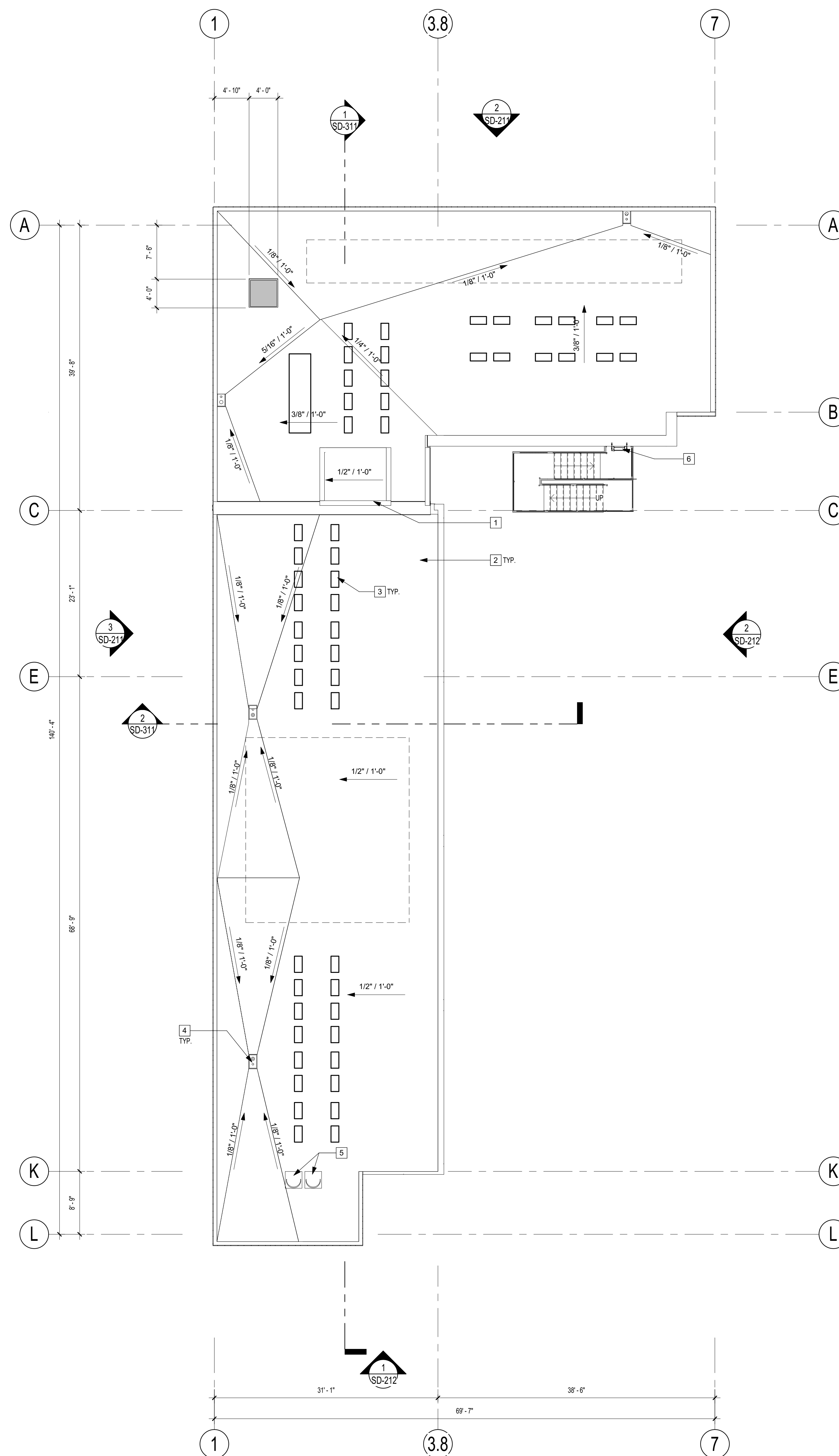
2 ENLARGED PLAN - TYPICAL UNIT
1/4" = 1'-0"



3 ENLARGED PLAN - CORNER UNIT
1/4" = 1'-0"



4 ENLARGED PLAN - 1 BEDROO
1/4" = 1'-0"



1 ROOF PLAN
1/8" = 1'-0"

SHEET NOTES EXTERIOR...

- 1 PRE-FINISHED FLASHING TO MATCH METAL PANEL
- 2 PANEL WIDTHS VARY; 8", 10" AND 12," VERIFY PANEL LAYOUT WITH ARCHITECT
- 3 ALIGN PANEL JOINT WITH TOP OF WINDOW
- 5 WALL SCONCE LIGHT FIXTURE, COORDINATE WITH PLACEMENT OF UNIT SIGNAGE WHERE OCCURS, REFER TO ELEC. DWGS.
- 6 ALIGN PANEL JOINT WITH BOTTON OF FASOJA PANEL
- 7 APPROX. LOCATION OF NEIGHBORING BUILDINGS
- 8
- 9 EXPOSED WOOD STRUCTURE, CLEAR FINISH
- 10 CEMENT PLASTER SYSTEM
- 11 ALUMINUM STOREFRONT SYSTEM - COLOR - DARK BRONZE
- 12 CLT WALL PANELS, BEHIND GLASS LINE
- 13 CLEAR GLAZING
- 14 CMU BLOCK - STACKED BOND

EXTERIOR FINISH LEGEND

- EP - EXTERIOR PAINT COLORS
- EP1 EXTERIOR PAINT COLOR: CREAM
EP2 EXTERIOR PAINT COLOR: DARK GRAY
- MTL - EXTERIOR METAL
- MTL1 EXTERIOR METAL SIDING - PANELIZED - PRE-FINISHED - 'CHARCOAL GRAY'
MTL2 EXTERIOR METAL SIDING - PANELIZED - PRE-FINISHED - 'SLATE GRAY'
MTL3 EXTERIOR METAL SIDING - CORRUGATED - 'V' PROFILE - 'MISTIQUE PLUS'
MTL4 METAL FABRIC MESH - 'BRONZE'
MTL5 PERFORATED METAL RAILING PANEL - POWDER COATED: SILVER



2 NORTH ELEVATION - Schematic
1/8" = 1'-0"



3 WEST ELEVATION - Schematic
1/8" = 1'-0"

SHEET NOTES EXTERIOR...

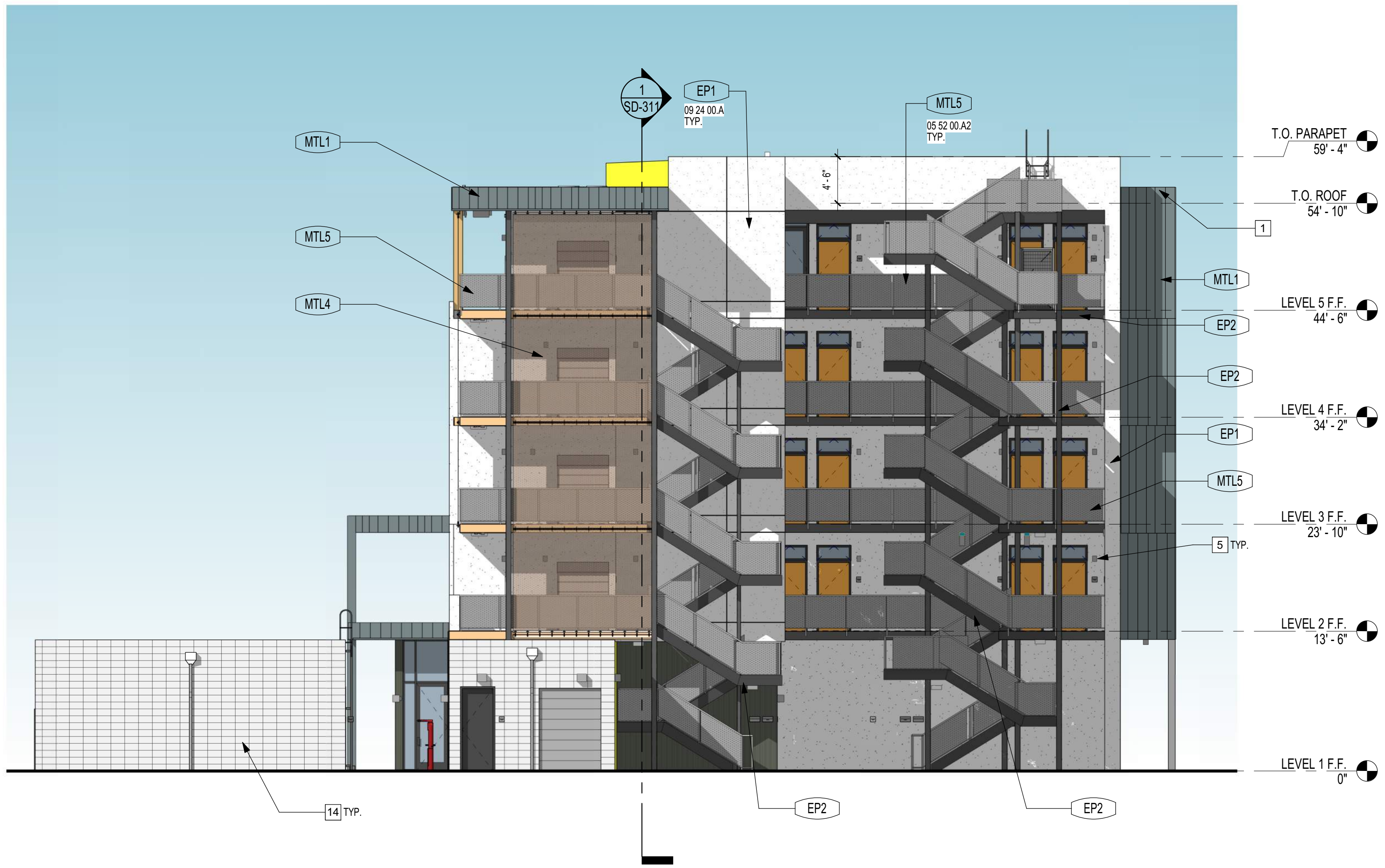
- 1 PRE-FINISHED FLASHING TO MATCH METAL PANEL
- 2 PANEL WIDTHS VARY; 8", 10" AND 12," VERIFY PANEL LAYOUT WITH ARCHITECT
- 3 ALIGN PANEL JOINT WITH TOP OF WINDOW
- 5 WALL SCONCE LIGHT FIXTURE, COORDINATE WITH PLACEMENT OF UNIT SIGNAGE WHERE OCCURS, REFER TO ELEC. DWGS.
- 6 ALIGN PANEL JOINT WITH BOTTOM OF FASCIA PANEL
- 7 APPROX. LOCATION OF NEIGHBORING BUILDINGS
- 8
- 9 EXPOSED WOOD STRUCTURE, CLEAR FINISH
- 10 CEMENT PLASTER SYSTEM
- 11 ALUMINUM STOREFRONT SYSTEM - COLOR - DARK BRONZE
- 12 CLT WALL PANELS, BEHIND GLASS LINE
- 13 CLEAR GLAZING
- 14 CMU BLOCK - STACKED BOND

EXTERIOR FINISH LEGEND

EP - EXTERIOR PAINT COLORS

- EP1 EXTERIOR PAINT COLOR: CREAM
EP2 EXTERIOR PAINT COLOR: DARK GRAY
MTL - EXTERIOR METAL

- MTL1 EXTERIOR METAL SIDING - PANELIZED - PRE-FINISHED - 'CHARCOAL GRAY'
MTL2 EXTERIOR METAL SIDING - PANELIZED - PRE-FINISHED - 'SLATE GRAY'
MTL3 EXTERIOR METAL SIDING - CORRUGATED - 'V' PROFILE - 'MISTIQUE PLUS'
MTL4 METAL FABRIC MESH - 'BRONZE'
MTL5 PERFORATED METAL RAILING PANEL - POWDER COATED: SILVER



1 SOUTH ELEVATION - Schematic
1/8" = 1'-0"



2 EAST ELEVATION - Schematic
1/8" = 1'-0"



2 NORTH ELEVATION LOOKING TOWARD 13TH STREET
1/8" = 1'-0"



1 NORTH ELEVATION LOOKING TOWARD 14TH STREET
1/8" = 1'-0"



4 COURTYARD VIEW
1/8" = 1'-0"



3 O STREET LOBBY ENTRANCE
1/8" = 1'-0"



2 LOBBY INTERIOR
1/8" = 1'-0"



1 TYPICAL UNIT INTERIOR
1/8" = 1'-0"



3 COMMUNITY DECK
1/8" = 1'-0"